

(Attorney's Letterhead)

**ATTORNEY'S OPINION OF TITLE**

**Re:** (Legal description of property)

To Whom It May Concern:

STATE OF FLORIDA     )  
COUNTY OF BROWARD         )

COMES NOW, your Affiant, \_\_\_\_\_ (name of attorney), who after first being duly sworn, states:

1. Affiant is an attorney authorized to practice law in the State of Florida, Florida Bar No. \_\_\_\_\_.
2. Affiant has conducted a search of the Public Records of Broward County, Florida, to determine the fee simple owner of the above described real property.
3. That based upon said search, from earliest possible record effective through \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ AM/PM, fee simple title to the above referenced real property is currently in the name of \_\_\_\_\_.  
There are mortgages, liens and encumbrances on the property as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Based on documents listed below, to be recorded in the public records of Broward County, no lien, mortgage, or encumbrance has priority over nor does any restriction or easement of record conflict or interfere with the deed or easement being conveyed as described herein to the City of Fort Lauderdale in connection with this Attorney's Opinion of Title. The documents to be recorded are as follows:  
\_\_\_\_\_  
\_\_\_\_\_
5. This Opinion of Title is being furnished to the City of Fort Lauderdale for use by said party in the recording of a deed (or easement) document to be executed by \_\_\_\_\_  
\_\_\_\_\_ relating to the properties described herein and for no other purpose.

FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
(Name of Attorney)

\_\_\_\_\_  
(Address of Attorney)

SWORN TO AND SUBSCRIBED before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission Expires:\_\_\_\_\_